

TOWN OF SOMERS: ZONING COMMISSION
REGULAR MEETING
Monday, October 6TH/2014
7:00 PM TOWN HALL
Meeting Minutes

PRESENT: Ms. Jill Conklin, Ms. Paige Rasid, Mr. Dan Fraro, Mr. Lucas Cherry, Mr. Mike D'Amato

- I. CALL TO ORDER: The regular meeting was called to order at 7:02pm
- II. MINUTES APPROVAL: July 7th 2014, Dan Fraro motioned to accept as written, Jill Conklin 2nd and motion carried.
- III. NEW BUSINESS:

ZONING AMENDMENT: The Commission accepted the application of the Town of Somers for an amendment to the Somers Zoning Regulations Section 214-4: Definition of Buildable Area; Attorney Carl Landolina Spoke: The current definition of buildable area in zoning is in need of clarification, there are certain calculations of the areas that normally exclude wetlands, and steep slopes. Currently, the definition includes the required front, side and rear yards in the calculation for buildable area. The clarification is proposed to remove the reducing of the required yards from the buildable area calculation. Mr. Landolina explained that the current definition would require a minimum lot size of 1.7 acres. Mr. D'Amato explained that the application had been referred to CRCOG and the abutting Towns would be notified via Certified Mail.

Dan Fraro made a motion to hold the public hearing at the next regular meeting on Oct 20th 2014, Lucas Cherry seconded and the motion carried unanimously.

IV. OLD BUSINESS:

Chairman Conklin explained that the application of Green Carpet Lawn Care, LLC, 216 Field Road for a zone change at 210 Field Road: change portion of property currently in A-1 zone to I zone, the current zone for the remainder of the parcel had been WITHDRAWN as of 8-28-2014

IV. STAFF/COMMISSION REPORTS

ZEO Report

12 Main Street: Vacuum Showroom in a residential Zoning.
35 Rye Hill circle: Motor Home in Front Yard Setback
7 Florida Road: Motor Home in Front Yard Setback

V. CORRESPONDENCE AND BILLS: NONE

VII. ADJOURNMENT: Jill Conklin made a motion to adjourn at 7:20pm, seconded by Fraro. Motion Carried.

The Zoning Commission appreciates citizen input. Please contact the Land Use Office during regular business hours or in writing to find out the best way to communicate your concerns. If you are unable to attend this meeting, PLEASE CALL the Land Use Office at 860 763-8220 or 860-763-8215

Commission must have a quorum to meet. Thank You

*Amendment to Somers Zoning Regulations § §214-14 Definitions: Buildable Area
(Received 10-6-2014)*

Current Regulation:

BUILDABLE AREA — The portion of a lot remaining after required yards have been provided, not including wetlands, watercourses, flood-prone areas or slopes greater than 25%.

Proposed Regulation:

BUILDABLE AREA — The area of a lot excluding inland-wetlands, watercourses, 100 year flood plain or slopes in excess of 25%.

Respectfully Submitted;
Janice Bergeron
Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVED AT A SUBSEQUENT MEETING